

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & SURVEYORS

**MSW HEWETSONS**

Surveyors Estate Agents



# Crickle Hall

East Marton | Near Skipton | BD23 3JD









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**County Register**

[www.countyregister.com](http://www.countyregister.com)



# Crickle Hall East Marton Near Skipton BD23 3JD

Guide Price £795,000

**A DETACHED HISTORIC PERIOD HALL BELIEVED TO DATE BACK FROM THE LATE 16<sup>TH</sup> CENTURY, SITUATED ON THE LANCASHIRE YORKSHIRE BORDER TWIXT THE MARKET TOWNS OF CLITHEROE AND SKIPTON**

**CRICKLE HALL HAS BEEN SUBSTANTIALLY AND SYMPATHETICALLY RESTORED OVER THE LAST FEW YEARS WITH HIGH QUALITY FITMENTS USING LOCALLY RENOWNED FIRMS**

**WITH PARTICULAR ATTENTION TO JOINERY WORK INCLUDING SOLID OAK BESPOKE TWO STOREY STAIRCASE, TOGETHER WITH SOLID OAK DOORS THROUGHOUT AND SOLID OAK BOARDED FLOORS TO ALL GROUND FLOOR ROOMS**

**THE PROPERTY HAS ALSO HAD AN OVERHAUL WITH REGARD TO GENERAL CONDITION BEING REWIRED, REPLUMBED AND THE INSTALLATION OF A NEW CENTRAL HEATING SYSTEM**

**ALTHOUGH SIGNIFICANTLY IMPROVED THE HALL STILL RETAINS ITS ORIGINAL CHARACTER AND CHARM WITH RETAINED CARVED STONE FIREPLACES AND TRUSSED BEAMED CEILINGS**

**THE PROPERTY IS PRESENTED IN VERY SMART DECORATIVE CONDITION WITH WALLPAPER BY COLE AND SONS AND WILLIAM MORRIS WITH FARROW AND BALL PAINT.**

### Entrance porch

Solid oak panelled entrance door, stone flag floor, original stone arched doorway leading to ground floor accommodation, beamed ceiling, single panel central heating radiator, and sealed unit double-glazed timber window to gable elevation with oak surround.

### Cloaks

Stone flag floor, single panel central heating radiator, low-level WC, pedestal wash hand basin and sealed unit double-glazed timber window to rear elevation.

### Boiler room

New Grant Vortex Condensing oil-fired floor-mounted boiler supplying central heating and domestic hot water and fitted storage racking.

### Reception hallway

Solid oak boarded floor and solid oak double doors leading from entrance porch. Solid oak door leading to kitchen with timber-glazed side panels. Sealed unit double-glazed stone mullion timber window to rear elevation. Double panel central heating radiator, beamed ceiling and low-voltage spotlighting. Solid oak feature staircase with solid oak string, steps, handrail, newel posts and unusual acorn newel toppers.

### Sitting room

Inglenook fireplace housing cast-iron wood-burning stove on raised flag hearth with original beehive oven. Original trussed and beamed ceilings. Solid oak panel floors and two double panel central heating radiators. Sealed unit double-glazed stone mullion windows to gable and side elevations with third glazed timber window sets and wide window seat with cushioning.

### Dining room

Solid oak boarded floors, solid oak half panelled walls with hidden drinks cabinet, beamed ceiling and low-voltage spotlighting. Hidden drinks cabinet. Featured carved green Lakeland Slate recessed fireplace with slate hearth. Original timber paneled entrance door to front elevation.

# Particulars of Sale

## Breakfast kitchen

Range of high-quality fitted kitchen furniture by 'Secret Drawer of Ilkley' constructed of Sycamore with Langdale slate work surfaces with double stainless steel Belfast sink with mixer tap over and waste disposal unit. Recess Inglenook style fireplace with built-in double Aga with additional electric hob with slate side areas and tiled splash backs. Built-in American style fridge freezer with cold water and ice dispenser. Built-in dishwasher, built-in 'Britannia' electric eye-level fan-assisted oven, walk-in pantry with illumination, original trussed beam ceiling, low-voltage spotlighting and oak boarded floor. Sealed unit double-glazed stone mullion windows to front and gable elevation with third glazed window sets.

## Utility

Built-in cupboard and wine rack by 'Secret Drawer of Ilkley' in Sycamore, ceramic tiled floor, solid oak stable doors to rear elevation, plumbed for washer dryer, built-in porcelain Belfast sink with hot and cold supply.

## First floor

### Landing

Return landing opening on to secondary sitting room with built-in full run oak bookshelf, oak balustrade with solid handrail newel posts and spindles, unusual acorn newel toppers. Two sealed unit timber double-glazed mullion windows to rear elevation. Traditional high stand cast iron radiator.

### Sitting room

Original stone Inglenook fireplace housing cast-iron wood-burning stove on raised flag hearth, original trussed beam ceiling and two double panel central heating radiators, TV point.

### Principal bedroom

Range of fitted bedroom furniture to include a 6' four poster bed, two wardrobes and drawers, two bedside cabinets manufactured specifically for this bedroom by 'Secret Drawer of Ilkley' are available by separate negotiation. Sealed unit double-glazed stone mullion timber windows to side and front elevation with third-glazed window sets. Double panel central heating radiator and original trussed beamed ceiling.

### En-suite

Containing three-piece suite comprising handle grip panel bath with 'Mira' power shower fitment over and shower screen, pedestal wash hand basin, low-level WC, ceramic tiled floor, half ceramic tiled walls, chromed radiator towel rail, extractor fan and low-voltage spotlighting to ceiling.

### Bedroom two

Sealed unit timber double-glazed stone mullion to front elevation with third-glazed window set and double panel central heating radiator.

### Bedroom three

Sealed unit timber double-glazed stone mullion to gable and front elevation with third-glazed window set, single panel central heating radiator, original trussed timber ceiling with stone corpal.

### House bathroom

Containing four-piece suite comprising timber panel bath with 'Mira' shower fitment and screen and tiling, pedestal wash hand basin with tiled

splash backs, low-level WC, bidet, double panel central heating radiator, extractor fan, fitted spotlighting to ceiling and timber trussed ceiling. Airing cupboard with lagged cylinder and fitted linen shelving.

## Second floor

### Staircase

The solid oak manufactured staircase continues to the second floor accommodation.

### Landing

Open return landing again with solid oak staircase. Double and single panel central heating radiators, three sealed unit double-glazed stone mullion windows to rear elevation and original trussed beam ceiling.

### Guest bedroom four

Sealed unit double-glazed stone mullion window with third-glazed window sets to front and gable elevations. Original stone fireplace and timber beamed ceiling.

### En-suite shower room

Containing three-piece suite comprising free-standing shower cubicle with ceramic surround, timber latted stand, pedestal wash hand basin, low-level WC, bidet, half ceramic glazed walls, extractor fan, beamed ceiling and low-voltage spotlighting.

### Bedroom five

Sealed unit double-glazed timber stone mullion window to front elevation with third-glazed window set, double panel central heating radiator, original stone recessed fireplace and beamed ceiling.

### Bedroom six / snooker room

Sealed unit double-glazed stone mullion timber window with third-glazed window set to front and gable elevation, original timber beamed ceiling and high-stand traditional radiator. The floor to this room has been specifically re-enforced to take the load bearing of the snooker table.

Riley snooker table and overhanging light also available by separate negotiation

### House bathroom two

Containing three-piece suite comprising ceramic tiled spa bath with 'Mira' shower fitment, travertine tiled floor, travertine tiled wall adjacent to shower, pedestal wash hand basin with travertine tiled splash backs, low-level WC and fitted airing cupboard. Beamed ceiling, wall-mounted radiator towel rail, extractor fan and spotlighting.

## External

### Entrance

The property has a traditional recently laid stone set entrance drive which continues to the rear and side of the property offering ample parking for several vehicles. Solid oak five bar gate with stone columned entrance.

### Garaging

Double detached garage constructed of stonework with slate roof, double timber garage doors, single-glazed windows to gable and rear elevations, open storage area to one side. Adjoining workshop, hardwood personnel door, sealed unit timber glazed window to front elevation. The garage

block including the workshop and gym has light, power and water installed and is fully alarmed.

Double original external toilets which have now been utilised as a log store.

## Garden areas

The gardens extend to 3/4 of an acre, on entering the property there is a raised lawn area with retaining stone wall with numerous mature deciduous and coniferous trees including Walnut, English Oak, Cedar of Lebanon, Mulberry, Ponderosa Pine, Ash and Elm. The principal garden areas have a southern aspect and have been recently landscaped by RHS Harlow Carr landscape gardener with stone flag patios with two oval lawn areas with mature surrounding shrubs and trees and box hedging, gated orchard area with cherry, plum, apricot, damson and apple trees. Most of the roses in the garden are from the David Austin collection. To the front eastern elevation of the property is a country and herb garden. There is a stone bench abutting the front elevation which has been manufactured from the original stone hearth of the property.

## Land

The property has a paddock to the rear and side elevation which extends to 4.905 acres (1.985 ha), with a newly planted mixed woodland. There is a separate driveway leading to an adjacent properties the freehold of this is owned by Crickle Hall. There is an opportunity to share the ownership of egg laying chickens with neighbours; across the main highway is small retained parking area.

## Services

Mains electricity, mains water, oil-fired central heating. For extra independence the property has an external socket to receive a generator supply should the main supply fail.

## Tenure

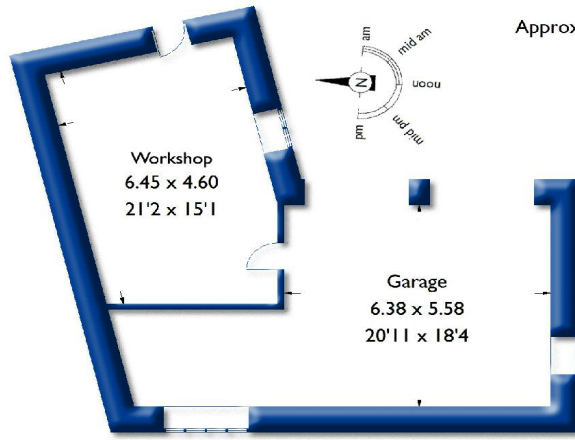
Freehold with the benefit of vacant possession upon legal completion.

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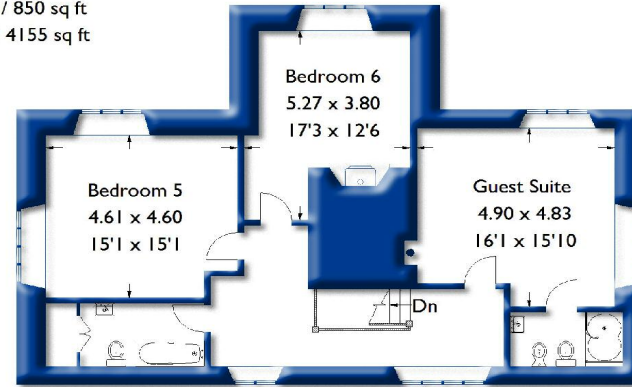
Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-36) <b>F</b>	32	36	(21-36) <b>F</b>	27	30
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Crickle Hall

Approximate Gross Internal Area :- 307 sq m / 3304 sq ft  
 Garage :- 79 sq m / 850 sq ft  
 Total :- 386 sq m / 4155 sq ft



(Not Shown In Actual Location/ Orientation)  
 Garage



Second Floor



Ground Floor

First Floor

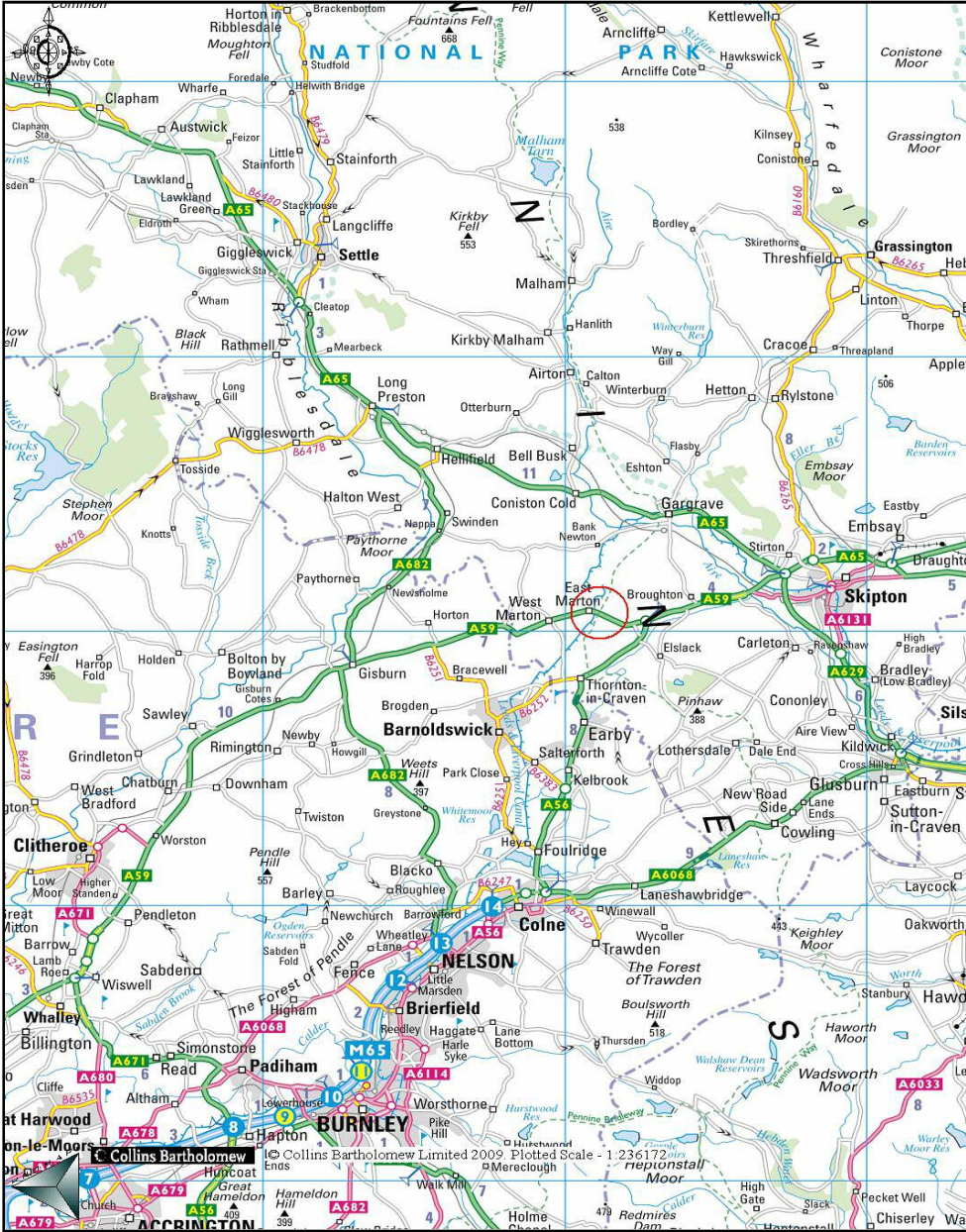


For illustrative purposes only. Not to Scale  
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



# Site and Location Plans

The plans below are not to scale and are provided for information purposes only OS Licence No: 100020449









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